

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 25, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TMP-24275 - APPLICANT: ENGLE HOMES - OWNER: TOUSA HOMES, INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for Rezoning (ZON-17250), Site Development Plan Review (SDR-17254) and Variance (VAR-17253).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

TMP-24275 - Conditions Page Two
October 25, 2007 - Planning Commission Meeting

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. In accordance with Zoning Reclassification ZON-17250, dedicate the additional right-of-way necessary to complete the taper required by Standard Drawing #201.1 for the intersection of Jones Boulevard and Grand Teton Drive that extends along Jones Boulevard at the northeast corner of this site on the Final Map.
8. The onsite street shall be labeled as a private street, be designated as a common lot and shall be labeled as a private street, public utility easement (P.U.E.), public sewer easement and public drainage easement to be privately maintained by the Homeowners' Association on the Final Map for this site.
9. Site development to comply with all applicable conditions of approval for ZON-17250, Site Development Plan Review SDR-17254 and all other subsequent site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.
11. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Jones Boulevard Project – Elkhorn to Horse and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

TMP-24275 - Staff Report Page One
October 25, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Tentative Map for a proposed for a six-lot single-family residential subdivision on 3.58 acres at Jo Marcy Drive and Jones Boulevard. Lot sizes range from 18,113 square feet to 19,454 square feet. A private drive and cul-de-sac will provide access to the lots from Jo Marcy Drive. The project has an approved Variance to allow a Residential Planned Development on less than five acres. The Tentative Map is in conformance with the approved Site Development Plan Review (SDR-17254). Staff recommends approval of the Tentative Map.

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/21/07	The City Council approved a request for a Rezoning (ZON-17250) From: R-E (Residence Estates) To: R-PD2 (Residential Planned Development – 2 Units per Acre), a Site Development Plan Review (SDR-17254) for a proposed six-lot single-family residential development and a Variance (VAR-17253) to allow a residential planned development on 3.58 acres where five acres is the minimum site area required on property located on the northwest corner of Jones Boulevard and Jo Marcy Drive.
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this development.	
<i>Pre-Application Meeting</i>	
08/07/07	A pre-application meeting was held. It was noted that the parcel ending in 006 is located in the Rural Preservation Overlay District Buffer. Submittal requirements were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	3.58
Net Acres	2.84

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates) ROI to R-PD2 (Residential Planned Development – 2 Units Per Acre)
North	Single-family Residential	DR (Desert Rural Density Residential)	R-E (Residence Estates)

TMP-24275 - Staff Report Page Two
October 25, 2007 - Planning Commission Meeting

South	Single-family Residential	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single-family Residential	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units Per Acre)
West	Single-family Residential	DR (Desert Rural Density Residential)	R-E (Residence Estates)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
R-PD (Residential Planned Development) District	X		Y
Trails		X	N/A
Rural Preservation Overlay District	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Applicable code section 19.06

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	18,004 sf	18,113 sf	Y
Min. Lot Width	73.93 Feet	73.93 Feet	Y
Min. Setbacks			
• Front from Setback	25 Feet	25 Feet	Y
• Front from Cul-de-Sac	20 Feet	20 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	10 Feet	10 Feet	Y
• Rear	30 Feet	30 Feet	Y
Max. Building Height	29.5 Feet	29.5 Feet	Y

<i>Open Space</i>
Per Title 19.06.040 Residential Planned Developments with less than 12 dwelling units are not required to provide open space. This development is proposing six-lots and is not required to provide open space.

ANALYSIS

FINDINGS

- **General information (Residential)**

The proposed tentative map indicates the development will consist of six lots located on 3.58 acres. A Variance (VAR-17253) was approved to allow a Residential Planned Development on 3.58 acres where five acres is required. Lot sizes range from 18,113 square feet to the largest lot at 19,454 square feet. Open space is not required for a development of less than 12 lots. The applicant is providing the required six-foot wide streetscape along both Jones Boulevard and Jo Marcy Drive. The site is located in a Rural Preservation Overlay District (RPOD) which allows a maximum of two dwelling units per acre. This proposed development is at a density of 1.68 units per acre and is in compliance with the requirements of the Rural Preservation Overlay District. Overall the tentative map conforms to the approved Site Development Plan Review (SDR-17254) for this site.

- **Cross Section**

The submitted cross section drawings indicate a natural slope of less than two percent. Title 19.12 allows a maximum eight-foot high perimeter screening wall and a maximum four-foot high perimeter retaining wall, with a combined maximum of ten-feet. The drawings indicate the perimeter walls vary in height with a maximum of eight-foot eight inch screening with retaining walls.

- **Trails**

No Trails are shown adjacent to the proposed six-lot residential subdivision.

- **Special Conditions of Approval (SDPR)**

1. The standards for this development shall include a Minimum lot size of 18,004 square feet and Building height shall not exceed two stories or 29.5 feet, whichever is less.

TMP-24275 - Staff Report Page Four
October 25, 2007 - Planning Commission Meeting

2. The setbacks for this development shall be a minimum of 25 feet to the front of the house, 20 feet if on a cul-de-sac, as measured from back of sidewalk or from back of curb if no sidewalk is provided, five feet on the side, ten feet on the corner side, and 30 feet in the rear.
3. Fifty percent of the homes shall be one-story and fifty percent of the homes shall be two-story.
4. Minimum 24-inch box trees shall be placed within a five foot wide landscape easement to be provided along the north and west property lines.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

5

NOTICES MAILED

N/A

APPROVALS

0

PROTESTS

0